

PER MONTH

£1,695 Per Month

26 Preston Park Avenue

Brighton, BN1 6HL

PROPERTY SUMMARY

We are delighted to present to the rental market this rarely available 2 bed balcony flat directly opposite Preston Park!

The property is a fantastic size and will have new carpets and vinyl in lounge, hall and kitchen, plus new oven. The lounge has direct access to the balcony overlooking Preston Park, 2 great sized bedrooms, large kitchen plus bathroom and separate w/c. All with Gas Fired Central Heating, mixture of sash windows and dual glazing. Plus allocated parking space! There is a lift available in the communal halls to access the flat along with stairs.

All situated overlooking the iconic Preston Park, great transport links and access to A27!

£51,000 income p/a required for referencing

2



1



1





LOCAL AUTHORITY

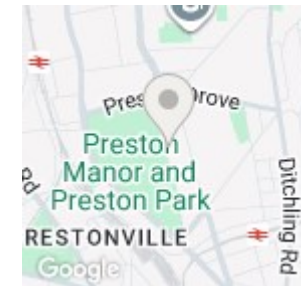
TENURE

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
71		81
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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